

MEMORANDUM

To: Jeanne Holmgren; John Grimm

From: Ethan Stapp

Date: January 25, 2012

Re: Redevelopment of Former Corrections Headquarters Site

On Jan. 23 I met with staff of the Helena Community Development Department to learn how City zoning requirements would affect redevelopment of the former Corrections building at 1539 11th Ave. Based upon that discussion I conclude that DNRC's goal of redeveloping the site with a new 36,000 sq ft building would not be prevented by Helena zoning regulations.

Site: Lot D of Block 21, CW Cannon Addition, Helena, Montana

Lot size: 60,000 sq ft

Lease: approx. 12,000 sq ft (DNRC Lease #9446)

Net Buildable Area: 48,000 sq ft

MINIMUM ZONING REQUIREMENTS:

Without use of any available reductions in parking spaces, a 36,000 sq ft bldg would require 108 spaces with a minimum of 5 ADA spaces, plus 30 sq ft of landscaped area per parking space within the parking lot. A description of the specific requirements in Helena City Code for Parking (Chapter 22) and Landscaping Standards (Chapter 24) is provided on following pages.

| Element | Units | Per unit area (sq ft) | Area |
|---|-------|-----------------------|----------------|
| 1 Regular parking, 9'x20' | 103 | 180 | 18540 |
| 2 "Regular" accessible spaces, 9'x20' plus 2.5'x20' (Each two spaces share a 5' wide access aisle.) | 4 | 230 | 920 |
| 3 "Van accessible" space, 9'x20' plus 9' wide access aisle. | 1 | 360 | 360 |
| 4 Parking Lot landscaping, 30 sq ft x parking spaces | 108 | 30 | 3240 |
| 5 Bicycle spaces, 1.5' x 6' (est.) | 9 | 9 | 81 |
| 6 Factor for walkways/driveways, 12.5' x total width of parking spaces | | | 12387.5 |
| Gross Area of Parking/Landscaping | | | 35528.5 |

AVAILABLE AREA FOR BUILDING (48,000 sq ft minus Gross Area of Parking/Landscaping): **12471.5**

The above table provides a conservative estimate of the space required for parking and parking lot landscaping for a 36,000 sq ft building. Element #6 attempts to estimate the area necessary for driving lanes and any walking pathways in the parking lot. Walkways are typically 5' in wide and driving lanes 20' wide. Half of the total width (12.5') is multiplied by the total width of all parking spaces. This assumes a typical parking lot consisting of parking spaces back-to-back in a row with a walking lane within the row and driving lanes between each row.

The estimated area necessary for parking and parking lot landscaping leaves approx. 12,400 sq ft available for the building footprint. Assuming a floor-to-floor height of 12ft, the 42 ft height limit would allow maximum of three stories with ground floor on grade, or four stories with ground floor below grade. This provides the following (not including exterior wall width, interior partitions, etc):

- a. 3 stories x 12,400 sq ft building footprint = **37,200 sq ft gross floor area**
- b. 4 stories x 12,400 sq ft building footprint = **49,600 sq ft gross floor area**

Alternatively:

- a. 36,000 sq ft gross floor area / 3 stories = **approx. 12,000 sq ft building footprint**
- b. 36,000 sq ft gross floor area / 4 stories = **approx. 9000 sq ft building footprint**

CITY OF HELENA ZONING STANDARDS

City of Helena Zone: B-2

Lot Area: No Min.

Lot Width: No Min.

Lot Coverage: No Max.

Front Lot Line Setback: None

Rear Lot Line Setback: None

Side Lot Line Setback: None

Height Limit: 42'

Building Height: "vertical distance above a reference datum measured to the highest point of the coping of a flat roof, the deck line of a mansard roof, and for a pitched or hipped roof, the average height of the highest gable. The reference datum is either of the following, whichever yields a greater height of building:

- a. The elevation of the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (10') above lowest grade.
- b. An elevation ten feet (10') higher than the lowest grade when the sidewalk or ground surface described in subsection A of this definition is more than ten feet (10') above lowest grade." Helena City Code 11-4-1.

OFF STREET PARKING STANDARDS - Helena City Code Chapter 22

In February the Helena City Council will be adopting a revised Parking Standards ordinance which will provide the following requirements. The new ordinance will reduce the required parking spaces for government agency buildings from 3.84 spaces to 3.0 spaces (per 1,000 sq ft of gross floor area). One additional reduction may also be approved.

Required Parking Spaces

The proposed ordinance requires 3.0 spaces per 1,000 square feet of gross floor area for an "Administrative Government Agency". Parking Space Dimensions: 9'Wx20'L. *No size reduction for compact parking will be available after adoption of the new parking ordinance.*

Required off-street parking must be located on the same lot or tract.

Parking Space Reductions

The new ordinance limits total reductions to not more than 50% of the minimum off street parking requirement.

- A. Required off-street parking may be located on another lot or tract within 700' that is under common ownership and used for a common purpose. The distance is measured along a straight line between the nearest points of the building and the off-site parking area. The accessible spaces cannot be off-site.
- B. On street parking spaces may satisfy the off-street parking requirements, on a one-for-one basis, for each legal on-street parking space that lies adjacent to the property line of the lot on a public right-of-way. Each uninterrupted twenty lineal feet in the portion of the public street designated for public parking of vehicles located within imaginary extensions of the property boundaries onto the street is one parking space. If the boundary extensions intersect any continuous twenty-foot length used to determine a parking space, that intersected portion is considered one parking space regardless of size.
- C. A 20% reduction in the number of parking spaces may be permitted, if an existing or planned covered transit stop is located within 300' of the main building entryway.
- D. For every two bicycle spaces on the property above the number required for the minimum bicycle space requirements, one required off-street parking space may be eliminated. No more than 20% of the required off-street parking spaces may be satisfied using this reduction. This reduction cannot reduce the number of required accessible parking spaces.

Accessible Spaces

The proposed parking ordinance refers to City building codes for the minimum number and dimensions of accessible spaces. Current city building code is consistent with ADA standards and requires:

| Total Parking in Lot | Min Accessible Spaces Req'd |
|----------------------|-----------------------------|
| 1 -25 | 1 |
| 26 – 50 | 2 |
| 51 – 75 | 3 |
| 76 – 100 | 4 |
| 101 – 150 | 5 |

Accessible Space Dimensions: 9'Wx20'L, plus 5'W access aisle. Accessible spaces may share access aisles. One accessible space must be "van accessible" with an access aisle of 9'W.

Bicycle spaces

Minimum of 3 bicycles spaces for lots with 10 or more parking spaces. For lots over 50 parking spaces, an additional minimum number of bicycle spaces are required, equal to 5% of the parking spaces in the lot. No required space dimensions are provided in the zoning code. Building code may specify dimension requirements.

LANDSCAPING STANDARDS - Helena City Code Chapter 24

All areas of a lot that are not covered by buildings, parking lots, utility poles and boxes, and walking or non-motorized paths must be landscaped.

Parking Lot Landscaping:

All parking lots must have at least 30 sq ft of landscaping for every vehicle parking space. The area of a tree plot may be applied to this area requirement if the tree plot is located within the boundaries of the parking lot.

11-22-12: HISTORIC BUILDINGS (Helena City Code): Historic buildings, as defined in section 3-15-2 of this code, are entitled to a rebuttable presumption that for the purpose of variance requests before the board of adjustment under chapter 5 of this title, minimum off street parking requirements constitute an unnecessary hardship or unreasonable situation on the property. (Ord. 2817, 12-22-1997; amd. Ord. 2883, 1-24-2000)